

**CHARTER TOWNSHIP OF BANGOR  
PLANNING COMMISSION  
MINUTES OF MARCH 25, 2026, MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 25<sup>th</sup> day of March 2026 at the Bangor Township Administrative Building, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

REGULAR MEMBERS PRESENT: Engelhardt, Nemode, Norton, Schubert, Taylor

MEMBER(S) ABSENT: Covaleski, Platko

ALSO PRESENT: Building Official Tim Mark

Mr. Norton called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited. Mr. Norton opened the meeting for public input. There was none.

**The first item was approval of the minutes of February 25, 2026, regular meeting.** Mr. Schubert advised on page 2, the word “tenets” needed to be changed to “tenants”. *Mr. Schubert then moved to approve the minutes with the correction. Mr. Nemode seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

**The next item on the agenda was a request for site plan approval by** Cunningham Properties for property at 8 State Park Drive for a restaurant with liquor (0901000840010000).

Chad Cunningham, owner, and Tim Bebee, Central Michigan Surveying, represented the request.

No comments were received from the Department of Water & Sewer.

The Bay County Drain Commission wrote they would like to see plans. Mr. Basket has been in contact with Chad Cunningham but haven't had anything submitted yet.

The Fire Marshal wrote he had no objections.

The Bay County Road Commission wrote they do not have any objections or comments on the request. The BCRC worked with the owner and their design firm for work proposed within the State Park Drive right-of-way. The improvements to the driveway, its configuration (to remain at its current location) and site drainage connecting to the BCRC storm system was approved at the BCRC Board’s March 4, 2026, regularly scheduled meeting.

Mr. Cunningham stated he spoke with Mr. Basket from the Drain Commission and they are waiting for final approval.

Mr. Bebee explained they are revitalizing a bar with a restaurant and making it a restaurant with a bar. There has never been enough parking and the lot shape is odd. The parking in the front of the building will be removed. The southern access off State Park Drive will be closed to the restaurant and will only service the gas station. Barrier free parking will be closest to the building.

Mr. Bebee added 65’ of property to the north has been purchased for additional parking. They will now have over 40 asphalted parking spaces. There will be one access to the property. Patio improvements will be made. The storm water will drain to State Park Drive. There will be a retaining wall along the north property line.

Mr. Schubert had corrections to the information on the cover sheet. He then mentioned not all the parking spaces were the required size. Mr. Bebee stated most of them were 10'x20' except for on the north side. A discussion took place on the need for a variance.

A fire hydrant was not shown on the plan.

Mr. Schubert mentioned that the sidewalk going north off Wilder was affected by the changes to the curb and front of the building. After discussion, Mr. Bebee stated they would tie the sidewalk into their project and get with the Road Commission on how to blend it into the roadway.

Mr. Norton asked about the perforated pipe and drainage. Mr. Bebee explained the Drain Commission asked for help with the water mitigation because a detention area was not warranted.

The retention wall along the north will serve as the curb line.

*Mr. Taylor moved to approve the request for site plan approval by Cunningham Properties for property at 8 State Park Drive for a restaurant with liquor (0901000840010000). Mr. Nemode seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

**The next item on the agenda was a request for site plan approval by Staszak Investments for property at 2525 N. Euclid to expand Go-Kart track (0901003210015500).**

No comments were received from the Department of Water & Sewer.

Bay County Drain Commission wrote they would like to see plans.

The Fire Marshal wrote he had no objections.

The Bay County Road Commission wrote they had no comment or objection to the petition. The expansion is adjacent to N. Euclid Avenue (M-247), which is under the MDOT's jurisdiction and not that of the BCRC.

MDOT wrote the north drive on N. Euclid Ave. nearest the corner shall be closed. The drive on State Park Dr. shall be moved to the east away from the corner as far as possible. An MDOT permit will be required for this work.

Mr. Staszak stated they purchased the property in September. The concrete is in good shape. They want to expand the track on existing solid surface. They plan to use the area where the batting cages are. Mr. Staszak mentioned he saw MDOT's comments but he has not seen any issues with the existing drives. The site will remain the same except for the go-kart area. There is a drain in the batting cages that will be used. The pond will remain because the water is used for water features of the putt putt course.

*Mr. Taylor moved to approve the request for site plan approval by Staszak Investments for property at 2525 N. Euclid to expand Go-Kart track (0901003210015500). Mr. Nemode seconded the motion. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

**The next item on the agenda was a public hearing and recommendation to Township Board regarding amendment to Zoning Ordinance #409, Article 5.00, Section 5.09 Accessory Structures and Uses and Section 5.18 A. General Fence and Wall Standards.** The public hearing opened at 6:55 p.m. No one was present. The hearing was closed at 6:56 p.m.

*Mr. Schubert moved to recommend approval to the Township Board regarding amendment to Zoning Ordinance #409, Article 5.00, Section 5.09 Accessory Structures and Uses and Section 5.18 A. General*

*Fence and Wall Standards. Mr. Norton seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed.*

A discussion took place regarding the old Kmart property and signage. Building Official Mark stated the owner inquired about having two multi-tenant signs, one on Wilder and one on Euclid. Only one pole sign is allowed per parcel.

A discussion took place on the height of piles on the Bond property.

*Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. Taylor seconded the motion. All members were in favor. Five (5) ayes, no (0) nays, two (2) absent. The motion passed and the meeting was adjourned at 7:12 p.m.*

Respectfully submitted,



Barbara A. Potts  
Planning Commission Coordinator